

CITY OF CONCORD

NEW HAMPSHIRE

Community Development Department

Planning Division

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Nancy Larson City Planner

> PLANNING BOARD AGENDA Regular Meeting August 20, 2014

The meeting will be held in City Council Chambers, at the Municipal Complex, 37 Green Street at 7:00 PM.

CALL TO ORDER

Determination of a quorum, review of attendance and seating of Alternate Members as necessary.

Determination of Completeness (no public testimony will be taken)

- 1. Request by <u>Liberty Utilities</u> on behalf of Energy North Natural Gas, Inc. for a Major Site Plan Application to construct a compressed natural gas facility that includes a 50' x 176' concrete pad with partial canopy for eight tractor trailer fill stations, a 31' x 50' concrete pad with partial canopy for four vehicle fill stations and a 39' x 104' equipment shelter in the IN (Industrial) and Aquifer Protection (APD-5) Districts. The Conditional Use permit is to allow greater than 15% of the total lot area within the AP District as impervious surface at 20 Broken Bridge Road. This will be an unoccupied facility. Map/Block/Lot: 109-1-4 (2014-0042)
 - a. Determination of Completeness
- 2. Request by Fournier Foods, LLC on behalf of Jay W. Stewart Realty Holdings, LLC for a Major Site Plan Approval to construct a 5,524 SF poultry processing facility, a 1,558 SF garage/storage building, and a 1,225 SF covered outdoor storage area with parking, drainage, lighting and other associated site improvements at 52 Locke Road in the IN (Industrial), RO (Open Space Residential) Districts and the FH (Flood Hazard) Overlay District. Map/Block/Lot: 121-1-17 (2014-0041)
 - a. Determination of Completeness
- 3. Request by <u>Joan Davis</u> for a Major Subdivision Approval to subdivide 1 lot into 4 residential lots and a Conditional Use Permit pursuant to Article 28-5-46 of the Zoning Ordinance to allow a standard non-cluster subdivision. A Conditional Use Permit pursuant to Article 28-4-3(c) of the Zoning Ordinance is also required to allow disturbance to the wetland buffer at 22 Long Pond Road in the RO (Open Space Residential) District. <u>Please note that the applicant is requesting that after voting on Determination of Completeness, the Board then opens up the public hearing to consider the request for final approval of the application. Map/Block/Lot: 100-1-7 (2014-0038)</u>
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

PUBLIC HEARINGS

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Architectural Design Review

4. Consideration of requests for Architectural Design Review Approval by the following applicants, for signs, buildings and/or site plans at the noted locations, under the provisions of Section 28-9-4(f), Architectural Design Review, of the Code of Ordinances:

- a. Application by <u>The Estate of Jacob S. Ciborowski</u>, on behalf of Salon K, requesting Architectural Design Review Approval for a new 16 sq. ft. internally illuminated affixed sign at 18 Pleasant Street, within the Central Business Performance (CBP) District. Map/Block/Lot: 35/5/9
- b. Application by <u>Steeplegate Mall, LLC</u>, on behalf of Spirit Halloween, requesting Architectural Design Review Approval for one new 120 sq. ft. and one new 160 sq. ft. non-illuminated affixed signs at 270 Loudon Road, within the Gateway Performance (GWP) District. Map/Block/Lot: 111D/1/5
- c. Application by <u>LLB Leasing, LLC</u>, on behalf of Stacey Blodgett d.b.a. Globe Wealth Management, requesting Architectural Design Review Approval for one new 4 sq. ft. externally illuminated marquee sign at 2 South State Street, within the Civic Performance (CVP) District. Map/Block/Lot: 36/6/5
 - a. Public Hearings
 - b. Deliberations and Action on the Applications

Conditional Use Permit Applications

- 5. Request by PSNH to permit Wetland Buffer and Shoreland Buffer impacts as well as a request to permit the re-establishment of an Essential Public Utility and Appurtenance(s) in the Residential (RO,RM, and RO) and Non-Residential (CG and UT) Districts. The Conditional Use Permit applications are associated with the re-establishment of the 317 line from the Unitil Manor Road Substation on Route 3 westerly through Penacook to the PSNH Pole mounted equipment on Route 103/127 in Webster. (Public Hearing is continued from the July 16, 2014 Planning Board meeting.) (2014-0027) Postponement requested by PSNH to September 17, 2014.
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Site Plan Review

- 6. Request by NH Excavation, LLC, for Major Site Plan Approval to construct an 11,800 SF (80' x 125') building for office and shop/warehouse uses as well as construction of an attached 50' x 70' covered outside work/storage area and associated site improvements at 49-52 Chenell Drive in the IN (Industrial) District. Map/Block/Lot: 111G-1-66 (2014-0037)
 - a. Public Hearing
 - b. Deliberations and Action on the Application
- 7. Request by <u>Jonathan Chorlian</u> on behalf of the Suzanne M. Ellinwood Trust for Minor Site Plan Approval to convert an existing single-family residential dwelling into three (3) residential units at 78 School Street. Also requested is a Conditional Use Permit to construct a second driveway (onto Merrimack Street) in the RN (Neighborhood Residential) District. Map/Block/Lot: 42-4-4 (2014-0039) *Postponement requested by Jonathan Chorlian to September 17, 2014*
 - a. Determination of Completeness

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- b. Public Hearing
- c. Deliberations and Action on the Application

Request for Amendments to Previously Approved Plans

- 8. Request by RJ Moreau Communities LLC for an amendment to a previously approved major subdivision plan for Vintage Estates (Phase 1) that required maintenance of a 200 ft. length of a public street (Sonoma Lane) by RJ Moreau until such time that future development takes place. RJ Moreau requests an amendment to the previously approved subdivision plan that would permit the 200 ft. length of Sonoma Lane to end in a cul-de-sac that would be built to City standards and maintained by the City. (2011-0007)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Master Plan

9. Public Hearing for adoption of the <u>Utility Section</u> (XI) of the Year 2030 Master Plan. —The full text of the language is on file for public inspection during normal business hours at City Hall, Planning Division.

REGULAR MEETING

- 10. Approval of the minutes of the <u>June 16, 2014</u> Special Planning Board meeting. Approval of the minutes of the <u>July 16, 2014</u> Planning Board meeting.
- 11. The Board will hold an informal workshop to discuss a request to revise the Zoning Ordinance to allow for carports in manufactured housing parks.
- 12. Any other business which may legally come before the Board.

INFORMATION

- 13. Minutes of the August 12, 2014 Design Review Committee meeting.
 - Next regular monthly meeting on Wednesday, September 17, 2014.